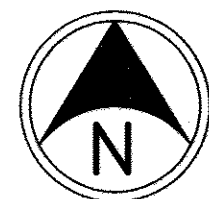
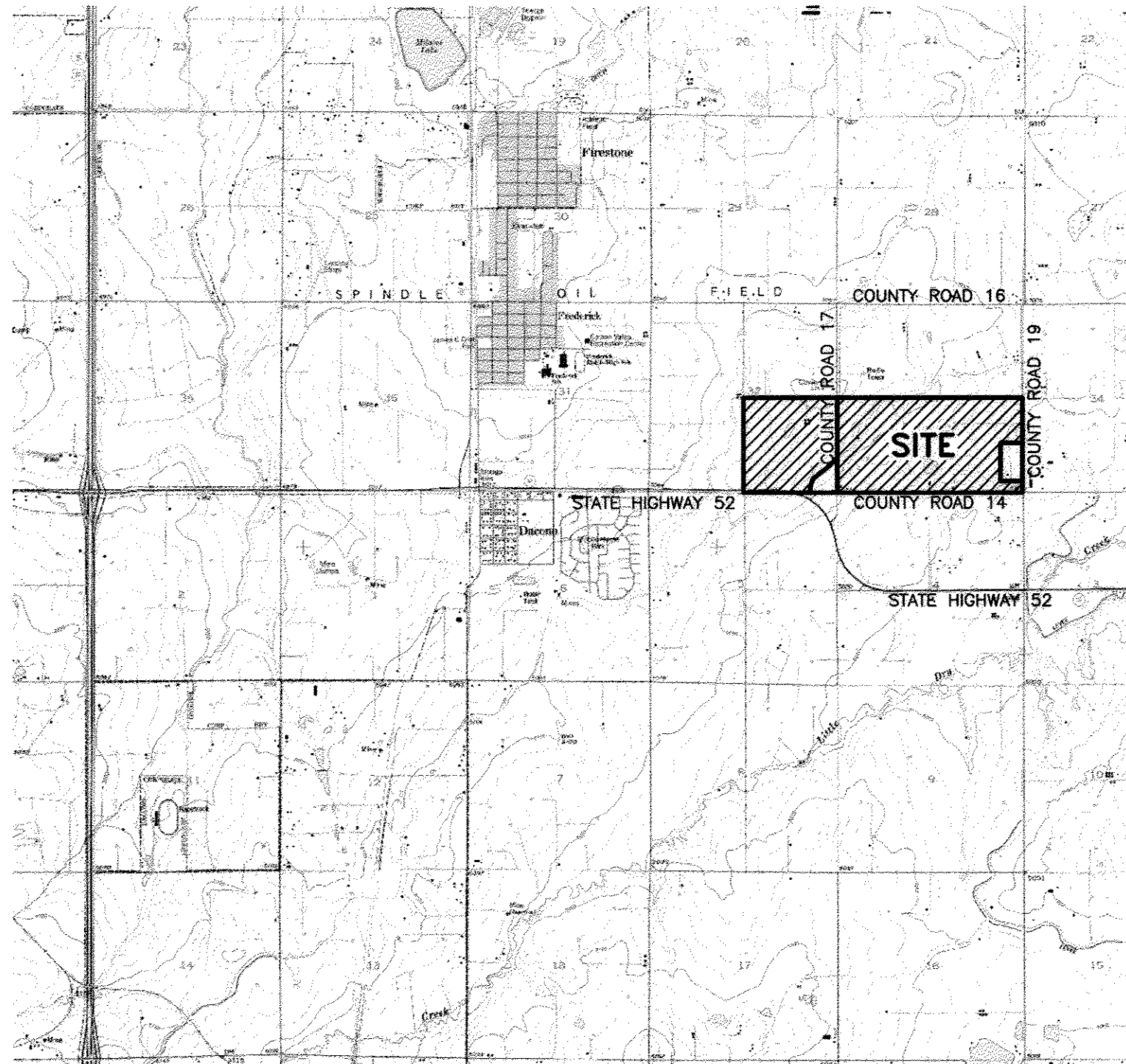


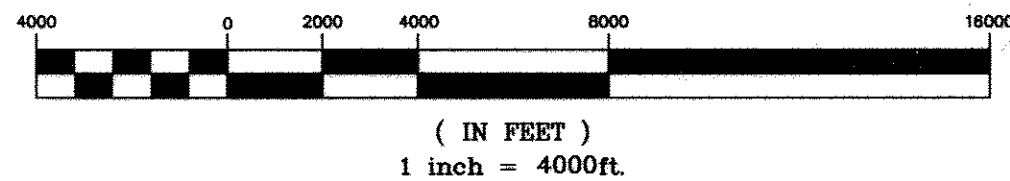
JOHNSON FARMS/SPINDLE HILL ENERGY MINOR SUBDIVISION PLAT

A PART OF THE SOUTH HALF OF SECTION 33 AND THE SOUTHEAST QUARTER OF SECTION 32
TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 3

VICINITY MAP



GRAPHIC SCALE



NOTES:

1) THE SURVEY ON WHICH THIS SUBDIVISION PLAT IS BASED DOES NOT CONSTITUTE A TITLE SEARCH OF PUBLIC OR PRIVATE RECORDS BY DAVID EVANS AND ASSOCIATES, INC. FOR THE DISCOVERY OR DETERMINATION OF TITLE, OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER ENCUMBRANCES, DAVID EVANS AND ASSOCIATES, INC. RELIED UPON TITLE COMMITMENT NO'S 32817-REVISION NO. 4 PREPARED BY LONGMONT TITLE HOLDINGS, INC. DATED APRIL 16, 2006 AT 8:00 A.M. AND 32858-REVISION NO. 4 PREPARED BY STEWART TITLE GUARANTY COMPANY, INC. DATED JUNE 16, 2006 AT 8:00 A.M.

2) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6th PM BEARING NORTH 89°51'36" EAST FROM A FOUND 2" ALUMINUM CAP STAMPED "ALPHA ENGRG 1995" AT THE WEST QUARTER CORNER 5244.77 FEET TO A FOUND 2.5" ALUMINUM CAP IN A RANGE BOX STAMPED "PLS 12330" AT THE EAST QUARTER CORNER OF SAID SECTION 33.

3) THE SUBJECT PARCEL LIES WITHIN ZONE C, "AREAS OF MINIMAL FLOODING" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP PANEL NO.'S 080266-0863 C AND 0864 C, DATED SEPTEMBER 28, 1982.

4) A TEN FOOT NON EXCLUSIVE UTILITY EASEMENT IS BEING CREATED BY THIS PLAT FOR THE USE OF UNITED POWER ALONG THE LOT LINES AS SHOWN HEREON.

5) A 20 FOOT EASEMENT LOCATED ALONG THE WEST SIDE OF WELD COUNTY ROAD 19 IS HERBY RESERVED FOR FUTURE PUBLIC RIGHT-OF-WAY DEDICATION ACROSS LOT 2, AND OUTLOTS 2 AND 3.

6) OUTLOT 3 IS SUBJECT TO CONSERVATION EASEMENTS ON FILE WITH THE TOWN OF FREDERICK.

7) LOT 3 WILL BE DEDICATED TO THE TOWN OF FREDERICK FOR PUBLIC PURPOSES.

8) IN ACCORDANCE WITH COLORADO STATUTE AND TOWN OF FREDERICK CODE. SURFACE USE AGREEMENTS WILL BE REQUIRED PRIOR TO ANY DEVELOPMENT ON OUTLOTS 1 AND 2.

CERTIFICATE OF DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT SUSAN J. TROUDT, THE PERSONAL REPRESENTATIVE(S) OF MARIAN J. BOTINELLI, DECEASED, CARLA JOHNSON HOBBS AND SPINDLE HILL ENERGY, LLC BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE SUBDIVIDED UNDER THE NAME OF JOHNSON FARMS/SPINDLE HILL ENERGY MINOR SUBDIVISION PLAT, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER SUCH PUBLIC STREETS, RIGHTS-OF-WAY, EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED AS FOR PUBLIC USES AS SHOWN HEREON, ITS HEIRS, SUCCESSORS AND ASSIGNS.

FROM TITLE COMMITMENT NO. 32817-REVISION NO. 4 PREPARED BY LONGMONT TITLE HOLDINGS, INC. DATED APRIL 16, 2006.

THE SOUTH HALF OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF WELD, STATE OF COLORADO, EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS DESCRIBED AS LOT A OF RECORDED EXEMPTION NO. 1311-33-4-RE 815 THE MAP OF WHICH RECORDED MAY 15, 1986 IN BOOK 1112 AS RECEPTION NO. 2053671 AND FURTHER EXCEPTING THEREFROM THOSE PORTIONS OF SAID LAND AS DESCRIBED IN INSTRUMENTS RECORDED AUGUST 3, 1992 IN BOOK 1346 AS RECEPTION NO.S 2298623 AND 2298624.

TOGETHER WITH:

FROM TITLE COMMITMENT NO. 32858-REVISION NO. 4 PREPARED BY STEWART TITLE GUARANTY COMPANY, INC. DATED JUNE 16, 2006.

THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, EXCEPTING THEREFROM THOSE PORTIONS OF SAID LAND AS DESCRIBED IN INSTRUMENTS RECORDED JUNE 19, 1912 IN BOOK 323, PAGE 505; MAY 2, 1961 IN BOOK 1583, PAGE 520; AND JANUARY 31, 1968 IN BOOK 591 AS RECEPTION NO. 1512592

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 27 DAY OF July A.D., 2006.

Susan J. Trought
SUSAN J. TROUDT

STATE OF COLORADO)

SS

COUNTY OF WELD)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME

BY Susan Trought THIS 27 DAY OF July, 2006

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES 6-30-07

Yvonne Minicon
NOTARY PUBLIC

John R. Haley as AIF
CARLA JOHNSON HOBBS, BY JOHN R. HALEY
ATTORNEY IN FACT

STATE OF COLORADO)

SS

COUNTY OF WELD)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME

BY John Haley THIS 27 DAY OF July, 2006

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES 6-30-07

Yvonne Minicon
NOTARY PUBLIC

Marian J. Botinelli
PERSONAL REPRESENTATIVE OF
MARIAN J. BOTINELLI, DECEASED

STATE OF COLORADO)

SS

COUNTY OF WELD)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME

BY Michael Annis AS President THIS 27 DAY OF July, 2006

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES 3-3-10

Seal Logsdon
NOTARY PUBLIC

Douglas B. Carter
SPINDLE HILL ENERGY, LLC

STATE OF COLORADO)

SS

COUNTY OF WELD)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME

BY Douglas B. Carter AS Vice President THIS 27 DAY OF July, 2006

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES 4/1/2006

Seal Logsdon
NOTARY PUBLIC

PLANNING COMMISSION CERTIFICATE

APPROVED BY THE FREDERICK PLANNING COMMISSION THIS 4th DAY OF May, 2006

Kathy Larson
CHAIRMAN
PLANNING COMMISSION SECRETARY

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

THE FINAL PLAT MAP OF THE SUBDIVISION PLAT OF JOHNSON FARMS/SPINDLE HILL ENERGY MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY ORDINANCE NO. 338, PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON May 11, 2006 AND RECORDED ON May 11, 2006 IN THE RECORDS OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO, BY THE BOARD OF TRUSTEES OF FREDERICK, COLORADO. THE DEDICATIONS OF PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES AS SHOWN HEREON, SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN, AND THE ELECTRIC AND WATER DISTRIBUTION SYSTEMS TO BE INSTALLED IN THE SUBDIVISION, ARE HEREBY ACCEPTED. ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS AND ASSIGNS.

THE RESPONSIBILITY FOR ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR UTILITY SERVICES, PAVING OF STREETS, GRADING, LANDSCAPING, CURB, GUTTERS, SIDEWALKS AND WALKWAYS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND OTHER IMPROVEMENTS THAT MAY BE REQUIRED TO SERVICE THE SUBDIVISION IS SET FORTH IN THE MEMORANDUM OF AGREEMENT FOR PUBLIC IMPROVEMENTS AND THE INTEGRATED SUBORDINATE MEMORANDUM OF AGREEMENT FOR PUBLIC IMPROVEMENTS.

ATTEST:

TOWN CLERK

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND DONE IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS.

David Evans and Associates, Inc.
GARY LEAK, PLS 266
FOR & ON BEHALF OF
DAVID EVANS AND ASSOCIATES, INC.

RECORDER'S CERTIFICATE

STATE OF COLORADO
COUNTY OF WELD
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN

MY OFFICE ON THE _____ DAY OF _____, 2006

AT _____ O'CLOCK ____ M., FILE _____ MAP _____

RECEPTION NUMBER _____

CLERK AND RECORDER

BY: _____

LAND USE TABLE

LOT	AREA	LAND USE
OUTLOT 1	6,225,319 SQ.FT./142.91 AC.	AGRICULTURE
OUTLOT 2	8,607,079 SQ.FT./197.59 AC.	AGRICULTURE
OUTLOT 3	2,347,528 SQ.FT./53.89 AC.	CONSERVATION EASEMENT
LOT 1	352,501 SQ.FT./8.09 AC.	INDUSTRIAL
LOT 2	1,546,759 SQ.FT./35.51 AC.	INDUSTRIAL
LOT 3	137,503 SQ.FT./3.16 AC.	P-E

OWNER	SUSAN J. TROUDT	14491 WELD CR 5, LONGMONT, CO	(303)-776-6195
OWNER	CARLA JOHNSON HOBBS	14491 WELD CR 5, LONGMONT, CO	(303)-776-3200
OWNER	PERSONAL REPRESENTATIVE OF MARIAN J. BOTINELLI	14491 WELD CR 5, LONGMONT, CO	(303) 444-9060
DEVELOPER	SPINDLE HILL ENERGY, LLC	1 SOUTH WACKER SUITE 2020, CHICAGO, IL	(312)-224-1400
ENGINEER	AMEC	1979 LAKESIDE PARKWAY, STE 500, TUCKER, GA	(770)-668-2524
SURVEYOR	DAVID EVANS AND ASSOCIATES, INC.	1331 17th ST, SUITE 900, DENVER, CO	(720) 946-0969

7/10/06	ADDRESS CITY COMMENTS	BSS
6/13/06	ADDRESS CITY COMMENTS	BSS
5/3/06	ADDRESS CITY ATTORNEY COMMENTS	BSS
4/21/06	CHANGE ACCESS & GAS EASEMENT	BSS
4/6/06	CHANGE ACCESS & GAS EASEMENT	BSS
4/6/06	CHANGE LOT 1,3, AND OUTLOT 3	BSS
4/3/06	ADDRESS CITY COMMENTS	BSS
3/15/06	ADDRESS ATTORNEY COMMENTS	BSS
3/7/06	ADD NEW ROW DEDICATION	BSS
3/7/06	ADD EASEMENTS & NEW LOT CONFIG.	BSS
1/27/06	PRELIMINARY SURVEY	BSS
DATE	DESCRIPTION	BY



DAVID EVANS AND ASSOCIATES, INC.
1331 17th Street, Suite 900
Denver, CO
Tel: 720-946-0969
Fax: 720-946-0973
Engineers • Surveyors • Planners

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED UPON MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S.13-80-105(3)(a).

THIS MAP OR PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE SURVEYOR'S STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-STATEMENT BY THE SURVEYOR.

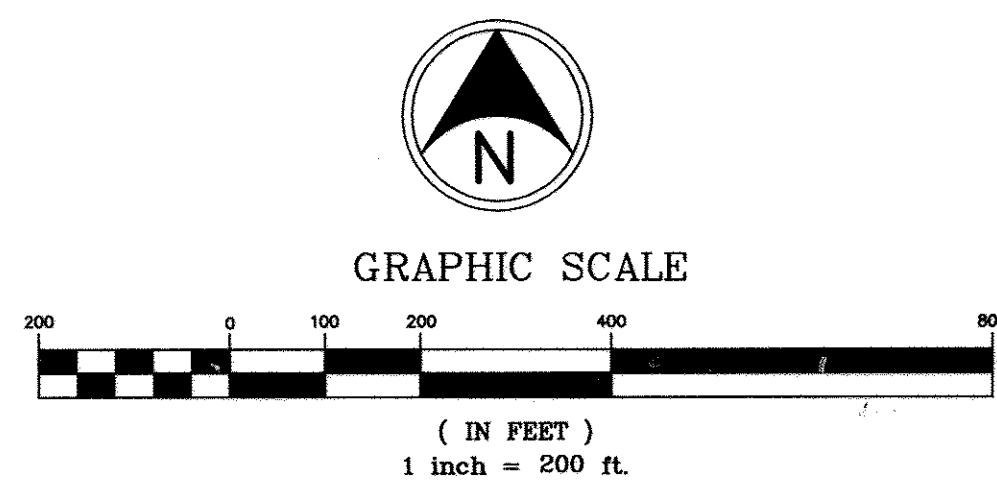
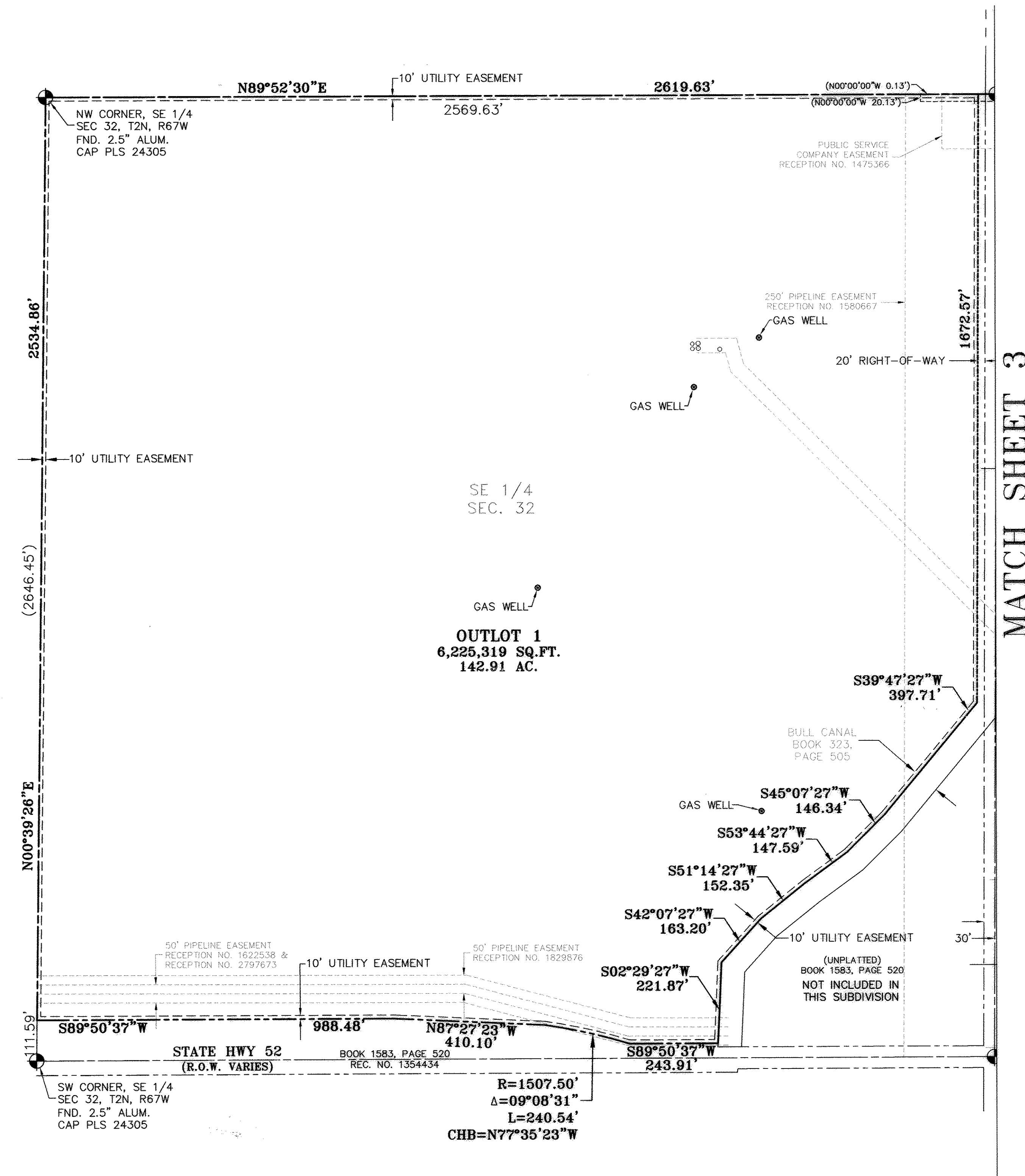
3408524 08/02/2006 04:02P Weld County, CO
2 of 3 R 31.00 D 0.00 Steve Moreno Clerk & Recorder

JOHNSON FARMS/SPINDLE HILL ENERGY MINOR SUBDIVISION PLAT

A PART OF THE SOUTH HALF OF SECTION 33 AND THE SOUTHEAST QUARTER OF SECTION 32
TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
SHEET 2 OF 3

LEGEND

- FOUND SECTION CORNER
- FENCELINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- PROPOSED RIGHT-OF-WAY DEDICATION



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OWNER	SUSAN J. TROUDT	14491 WELD CR 5, LONGMONT, CO	(303)-776-6195	7/10/06	ADDRESS CITY COMMENTS	BSS
OWNER	CARLA JOHNSON HOBBS	14491 WELD CR 5, LONGMONT, CO	(303)-776-3200	6/13/06	ADDRESS CITY COMMENTS	BSS
OWNER	PERSONAL REPRESENTATIVE OF MARIAN J. BOTINELLI	14491 WELD CR 5, LONGMONT, CO	(303) 444-9060	5/3/06	ADDRESS CITY ATTORNEY COMMENTS	BSS
DEVELOPER	SPINDLE HILL ENERGY, LLC	1 SOUTH WACKER SUITE 2020, CHICAGO, IL	(312)-224-1400	4/21/06	CHANGE ACCESS & GAS EASEMENT	BSS
ENGINEER	AMEC	1979 LAKESIDE PARKWAY, STE 500, TUCKER, GA	(770)-668-2524	4/6/06	CHANGE ACCESS & GAS EASEMENT	BSS
SURVEYOR	DAVID EVANS AND ASSOCIATES, INC.	1331 17th ST, SUITE 900, DENVER, CO	(720) 946-0969	4/6/06	CHANGE LOT 1,3, AND OUTLOT 3	BSS
				4/3/06	ADDRESS CITY COMMENTS	BSS
				3/15/06	ADDRESS ATTORNEY COMMENTS	BSS
				3/7/06	ADD NEW ROW DEDICATION	BSS
				3/7/06	ADD EASEMENTS & NEW LOT CONFIG.	BSS
				1/27/06	PREPARE PRELIM. PLAT	BSS
				DATE	DESCRIPTION	BY



DAVID EVANS AND ASSOCIATES, INC.
1331 17th Street, Suite 900
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Tel: 720-946-0969
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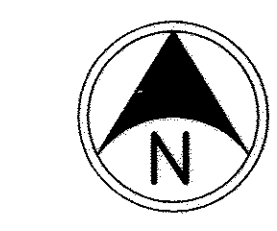
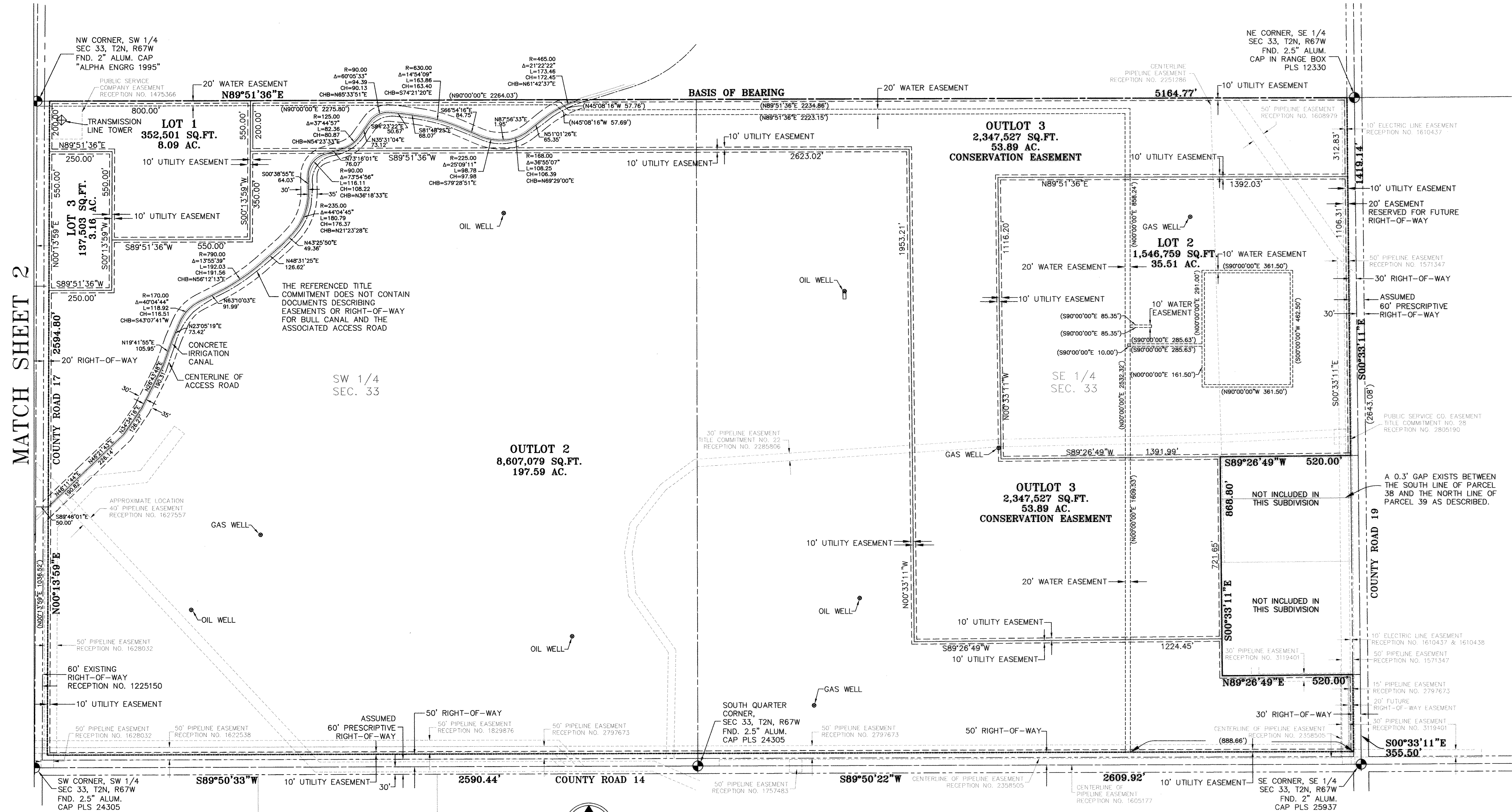
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COUNTY OF WELD, STATE OF COLORADO
SHEET 3 OF 3

LEGEND

- FOUND SECTION CORNER
- FENCELINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- PROPOSED RIGHT-OF-WAY DEDICATION



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

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